

MINUTES  
MANSFIELD PLANNING AND ZONING COMMISSION  
Regular Meeting  
Monday July 20, 2015  
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin, B. Chandy, G. Lewis, P. Plante (left at 9:04), K. Rawn, B. Ryan, V. Ward (left at 8:20)  
Members absent: R. Hall, B. Pociask  
Alternates present: K. Holt  
Alternates absent: P. Aho, S. Westa  
Staff present: Linda Painter, Director of Planning and Development

Chairman Goodwin called the meeting to order at 7:18 p.m. and appointed Alternate Holt to act.

**Approval of Minutes:**

- a. June 29, 2015 Special Meeting  
Ward MOVED, Holt seconded, to approve the 6-29-15 minutes as presented. MOTION PASSED. Plante and Lewis disqualified themselves.
- b. July 6, 2015 Regular Meeting  
Chandy MOVED, Holt seconded, to approve the 7-6-15 minutes as presented. MOTION PASSED. Plante disqualified himself.
- c. July 15, 2015 Field Trip Meeting  
Holt MOVED, Ward seconded, to approve the 7-15-15 minutes as presented. MOTION PASSED with Goodwin, Holt, Rawn and Ward in favor and all others disqualified.

**Zoning Agent's Report:**

There were no questions or comments on the Zoning Agent's report.

**Old Business:**

- a. **Subdivision Referral, Browns Road and Coventry Road, Willard J. Stearns & Sons, Inc., PZC File#1335**  
Ward disqualified herself. The Director of Planning and Development noted her 7-16-16 memo. Members expressed concern about the wetland crossing to access one lot, but no other concerns were offered. Members spoke in favor of the conservation easements along Coventry Road and the viewshed across Browns Road to the remaining farmland. The applicant's representatives will work with staff to prepare and submit an application and revised plans based on this feedback.
- b. **Request for Site Modification, OMS Development LLC, 1659 Storrs Road, PZC File #1319**  
Item was tabled at the request of the applicant.
- c. **Request for Site Modification, Storrs Friends Meeting, 57 Hunting Lodge Road, PZC File #1024**  
Item was tabled pending an IWA decision.
- d. **Mansfield Tomorrow: Plan of Conservation and Development (Dec 2014 Public Hearing Draft)**  
Item postponed until all other business is completed.

**New Business:**

- a. **Building Modification Request, Kirby Veterinary, 266 Stafford Road, PZC File #1300**  
Holt MOVED, Ward seconded, that the PZC approve the 6/15/15 modification request of Wendy Ernst, DMV, for an addition to the Kirby Veterinary Hospital at 266 Stafford Road, as shown on submitted plans dated 6/7/15 and a 6/15/15 Statement of Use, because the proposed additions are in substantial compliance with the PZC's 6/6/11 special permit approval. MOTION PASSED UNANIMOUSLY.

**b. Site Plan Modification-Community Playground**

Chandy MOVED, Plante seconded, that the PZC Chairman and Zoning Agent be authorized to approve the July 13, 2015 modification request for construction of a community playground on the Mansfield Community Center property, and related site work as described and depicted on submitted plans provided the following modifications are made to final construction plans prior to issuance of a Zoning Permit:

- Final construction plans shall include details for all proposed site work for review and approval by the Zoning Agent in accordance with the recommendations contained in the March 31, 2015 memo from the Fire Marshal, the April 2, 2015 memo from the Assistant Town Engineer and the following modifications to comply with Zoning Regulations:
  - At least one of the handicap accessible spaces shall be a van accessible space.
  - Parking spaces shall be a minimum size of 9 ½ feet by 19 feet.
  - Erosion and Sedimentation Control plan prepared in accordance with Article Six, Section B.4.s.
  - A statement describing excavation activities in accordance with the requirements of Article Ten, Section H.3 and H.5.
  - A note requiring coordination of construction with the operations of the Community Center to minimize impacts on the facility. When possible, construction vehicles should access the site during off-peak hours. As necessary, a traffic control person shall be used to direct traffic to and from the site. Additional parking may be needed off-site during construction to accommodate volunteer parking while ensuring adequate parking is available for Town Hall and the Community Center. MOTION PASSED UNANIMOUSLY.

**c. Design Review Panel Appointment of Members and Current Vacancies**

Holt MOVED, Ryan seconded, that the PZC reappoint, for two year terms ending August 1, 2017, Rudy Favretti, Jeffrey Allen Brown, John Lenard and Peter Miniutti, as members of the Mansfield Design Review Panel. MOTION PASSED UNANIMOUSLY.

**d. Upcoming Meeting Schedule**

Ward MOVED, Ryan seconded, that the Planning and Zoning Commission cancel the August 17, 2015, regular meeting. MOTION PASSED UNANIMOUSLY.

**Mansfield Tomorrow:**

The Director of Planning and Development stated that she will have the Zoning draft by August 14<sup>th</sup> and she anticipates forwarding it to the Commission the following week.

**Reports from Officers and Committees:**

The Chairman noted that since we began televising meetings, the Planning Office has received some emails from the public commenting on matters which are the subject of a Public Hearing. Some of these comments have been made after the close of the recent Public Hearing. She suggested that the staff draft a general response explaining that although comments are appreciated, once a Public Hearing is closed, the Commission cannot consider any further information and, in fact, will not see the comments. If someone is interested in a particular project they must see that their comments are received by the Planning Office prior to the close of a Public Hearing.

The Director of Planning and Development noted that a PZC Subcommittee on Infrastructure meeting will be scheduled in order to set another site visit.

**Communications and Bills:**

Noted.

## Old Business Continued:

### **Mansfield Tomorrow: Plan of Conservation and Development (Dec 2014 Public Hearing Draft)**

Ward left at 8:20 p.m. Plante left at 9:04 p.m.

Members discussed the comments received through the public hearing process on Chapters 8, 9, 10 and the appendices of the December 2014 Draft Mansfield Tomorrow Plan of Conservation and Development. The matrix of comments, dated June 24, 2015, organized by chapter, with recommended actions prepared by staff, was used as the basis for Commission discussion. With the exception of the changes identified below, the Commission, by consensus, concurred with the recommended actions in the matrix. Where specific language was not provided as part of the recommended action, the Commission requested that language be provided for their review and approval.

## Chapter 9

- Page 5 of 17 – Comment from Conservation Commission and Page 15 of 17 – Comment from Quentin Kessel – Delete the statement on pages 9.9 regarding postponement of scenic designation of roads. Painter noted that all references to postponing designation of scenic roads due to concerns with bicycle/pedestrian conflicts would be deleted from the plan based on the Commission discussion on June 29, 2015.
- Page 13 of 17 – Comment from Sustainability Committee – Amend Goal 9.5, Strategy C, Action 1 to add clarification that aesthetics should be a consideration in regulations for renewable energy installations but not the overriding consideration.
- Page 17 of 17 – Comment from Alison Hilding-Delete Goal 9.5, Strategy C, Action 3.

## Chapter 10

There were no changes to the staff recommended actions for comments on this Chapter.

## Appendices

There were no changes to the staff recommended actions for comments on this Chapter.

## Chapter 8 (Text Changes)

- Page 9 of 18 – Comment from Vicki Wetherell regarding Rural Conservation designation – Members concurred that the Rural Conservation designation should remain in the category of Rural Character Conservation as it is intended more for infill development, not for areas in which the Town is trying to direct growth.

## Chapter 8 (Changes to Map 8.3, Future Land Use Map)

To assist in review of potential map changes, Painter directed members to the list of potential changes identified on pages 13-14 of the document titled *Changes to December 2014 Draft of Mansfield Tomorrow POCD* that was distributed in the meeting packet. Painter also distributed map information (current zoning, 2006 POCD designation, proposed designation with notes on possible changes) for the following areas for discussion: Storrs Center, Eagleville, Route 195/Riverview Road, Depot Campus, and Southern Mansfield.

- Eagleville – Add Village Center designation to properties that are currently zoned Neighborhood Business 1 (NB-1) and to the fire station and church properties located at the southwest corner of Routes 32 and 275.
- Storrs Center Area
  - *Mixed Use Center Designation.* Make the following changes to the boundaries of the Mixed Use Center designation:
    - Shift northern boundary on east side of Route 195 to the south to include northern edge of Storrs Center and Daily Campus building; UConn residence halls and Bishop Center designation to be changed to Institutional
    - Change Courtyard Condominiums from Mixed Use Center to Compact Residential

- Add Focus Map for portion of Mixed Use Center on the east side of Route 195 between Hanks Hill Road and Charles Smith Way with notes indicating that this area should transition to a lower scale and density.
- Change properties located on the east side of Route 195 between Hanks Hill Road and the Liberty Bank plaza to Rural Residential/Agriculture/Forestry. As a result of this change and the following change which recommends changing the area from the Liberty Bank Plaza south to Flaherty Road from Mixed Use Center to Rural Commercial, the focus map on the top of page 8.29 be deleted.
- Change the area from Liberty Bank plaza to the southern intersection of Flaherty Road to Rural Commercial.
- *Compact Residential Designation.* Make the following changes to the Compact Residential designation:
  - Change Farrell Fields to Institutional
  - Leave Mansfield Apartments as Compact Residential but add a focus map identifying preferred design principles including lower scale and massing than the heart of downtown; protection of and access to Moss Sanctuary; location of service areas; and noting that this is not considered to be an appropriate location for a multi-purpose arena.
- University-owned properties – Members discussed how best to illustrate university owned properties and clearly note the lack of jurisdiction that the Town has over these properties. It was suggested that university owned properties be identified on the Future land use map with some type of overlay graphic such as hatchmarks and that a separate map showing university owned properties be added to Chapter 8.
- Route 195/Riverview Road Area –Make the following changes to Map 8.3 and the focus area map on page 8.30
  - Change designation of properties on the east side of Riverview Road to Compact Residential (flood zone still overlays)
  - Clarify text associated with focus area map on page 8.30 that uses in the Mixed Use Center area located on the east side of Route 195 north of Riverview Road should be limited to small scale office and residential uses to provide a transition to the adjacent residential neighborhood.
- Southern Mansfield/Route 6 Area – Make the following changes to Map 8.3 and associated text on Page 8.31:
  - Change Route 6 ROW from Mixed Use Center to Institutional
  - Change properties on south side of Route 6 ROW, west of Ash Street from Mixed Use Center to Compact Residential
  - Change Foster Drive from Rural Residential/Agriculture/Forestry to Compact Residential (remainder of Colonial Townhouse site)
  - Change text on design characteristics of Mixed Use Centers to eliminate reference to inclusion of Route 6 right-of-way in the MUC area.
- Depot Campus – Leave Depot Campus as Institutional and add focus map identifying this as an area for a University Planned Community in accordance with the sustainable village concept outlined in the UConn master plan. Include note that Depot Campus would be an appropriate site for a new multi-purpose arena due to its location near the intersection of two major state roads.

The only remaining areas to discuss with regard to Future Land Use designations and plan comments are the Hunting Lodge Road area west of campus and the Four Corners area. These will be discussed at the August 3, 2015 meeting.

**Adjournment:**

The Chair declared the meeting adjourned at 9:30 p.m.

Respectfully submitted,

Vera S. Ward, Secretary